

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

January 26, 2011

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Norris called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- Robert Nichols
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan, City Street Department
- Les Crocker/Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire D
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 12/29/2010

Ms. Larson asked for a motion for approval of the minutes. Mr. Grubbs moved to approve the minutes. The motion was seconded by Mr. Harrison and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2011 APPLICANT(S): City Of Clarksville

REQUEST: Amend  
Sign  
District  
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

The case was deferred for 30 days by the staff.

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CASE NUMBER Z - 1 - 2011 APPLICANT(S): James Hunley

REQUEST: AG Agricultural District  
to C-2 General Commercial District

LOCATION: fronts 425 feet on the west side of Peachers Mill Rd.; 500+/- ft. north of the Peachers Mill Rd. & Allen Griffy Rd. intersection

TAX MAP(S): 018 PARCEL(S): 025.01 ACREAGE: 2.9 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: No Reason Listed on the Application.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. It is not advisable to place high intensity uses such as commercial in mid-block locations as they create artificial and unexpected breaks in traffic flows that could contribute to accidents and congestion. This request would encourage strip commercialization of Peachers Mill Road which is considered to be detrimental to long range planning. Undeveloped commercial acreage currently exist in the immediate area.

Mr. Hunley, applicant, stated that he would like to request a 30 day deferral.

There being no more discussion, Mr. Grant moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

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CASE NUMBER CZ - 1 - 2011 APPLICANT(S): Trudy Wright

REQUEST: AG Agricultural District  
to EM-1 Single Family Mobile Home Estate District

LOCATION: on the north side of Sugar Creek Rd. 280+/- feet. west of the Stepp Rd. & Sugar Creek Rd. intersection.

TAX MAP(S): 097 PARCEL(S): 008.00 ACREAGE: 1.4 CIVIL DISTRICT(S): 9

REASON FOR REQUEST: To build a single-family home to live in (may be a single wide).

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zone would bring the lot into conformance with lot size requirements. Proposed use would be in character with surrounding properties.

Ms. Trudy Wright, applicant, stated that she would like to put a home on the property.  
Robin Mitchell stated that she was in support of the rezoning.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER CZ - 2 - 2011 APPLICANT(S): David & Bonnie Welch

REQUEST: R-1 Single-Family Residential District  
to R-3 Two and Three Family Residential District

LOCATION: at the northwest corner of the Hwy 12 & Hickory Point intersection.

TAX MAP(S): 088 PARCEL(S): 112.03 ACREAGE: .5 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Triplex - apartments

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Potential negative noise, light and air pollution on surrounding residential. Potential turning movement conflicts of vehicles on SR12, Excell Road, East Old Ashland City Road and Hickory Point Road. Potential increase of vehicular accidents due to close proximity to off set intersection.

Mr. David Welch, applicant, stated that he has applied for rezoning in the past and wanted to rezone it to R-3 to better suit the area.

Mr. Larry Bates, adjacent property owner, stated that he was in opposition and the property can be used as R-1. Mr. Willie Williams, adjacent property owner, stated that he was in opposition and cited traffic as his concern. Ms. Cassandra Sloop, adjacent property owner, stated she was also in opposition and was also concerned about the traffic.

Ms. Bonnie Welch, applicant, stated that there used to be a store on the property and they have cleaned out the gas pumps. There are two entrances to the property and they will not add to the traffic concerns.

There being no more discussion, Mr. Harrison moved to recommend disapproval. The motion was seconded by Mr. Grubbs and carried unanimously.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 22 - 2010      APPLICANT: Marshall Ross (j & N Enterprises)  
REQUEST: Final Plat Approval of OLD SPEES ACRES, SECTION 1  
LOCATION: East of Liberty Church Road and south of Sunshine Drive  
MAP: 044 PARCEL(S): 080.00 and 080.01    ACREAGE: 3.32  
# OF LOTS: 8      CIVIL DISTRICT(S): 8 and 3  
STAFF RECOMMENDATION: Withdraw at the request of the project engineer

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CASE NUMBER: S - 57 - 2010      APPLICANT: GC Land Development  
REQUEST: Final Plat Approval of BOYER FARMS SECTION 1  
LOCATION: West of Dunlop Lane & South of Charles Bell Road  
MAP: 34 PARCEL(S): 50.14, 50.16    ACREAGE: 28.88  
# OF LOTS: 28      CIVIL DISTRICT(S): 1st  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 63 - 2010      APPLICANT: J & N Enterprises, Inc.  
REQUEST: Final Plat Approval of TRACY LANE ESTATES  
LOCATION: South of 101st West of Pea Ridge Road & East of Whitfield Road  
MAP: 041 PARCEL(S): 042.01    ACREAGE: 16.75  
# OF LOTS: 42      CIVIL DISTRICT(S): 6th  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 71 - 2010      APPLICANT: Hickory Wilds, LLC  
REQUEST: Final Plat Approval of HICKORY WILD SECTION 2A, CLUSTER  
LOCATION: North of Rossvie Road, east of Dunlop Lane, east of and adjacent to John Dike Tyler Boulevard  
MAP: 039 PARCEL(S): 016.05, 016.06    ACREAGE: 10.01  
# OF LOTS: 24      CIVIL DISTRICT(S): 1st  
STAFF RECOMMENDATION: Withdraw at the request of the project engineer

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 75 - 2010 APPLICANT: Eubank LLC  
REQUEST: Final Plat Row Dedication Approval of CONVERGYS WAY AND EUBANK DRIVE ROW DEDICATION  
LOCATION: Located on the south side of Highway 79 at Averitt Drive  
MAP: 054 PARCEL(S): 011.03 ACREAGE: 5.78  
# OF LOTS: 0 CIVIL DISTRICT(S): 7  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 1 - 2011 APPLICANT: Jeff Burkhart/WBW Developers  
REQUEST: Final Plat Approval of ELLINGTON GAIT (ENHANCED ZONING)  
LOCATION: WEST OF KIM DRIVE, NORTH OF ROSSVIEW ROAD  
MAP: 40 PARCEL(S): 34 ACREAGE: 27.57  
# OF LOTS: 75 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: MP - 94 - 2010 APPLICANT: Barry Bellamy  
REQUEST: Minor Approval of BARRY BELLAMY PROPERTY STEEL SPRINGS ROAD LOT 2  
LOCATION: West of the intersection of Steel Springs Road and Ussery Road intersection  
MAP: 091 PARCEL(S): 140.26 ACREAGE: 2.22  
# OF LOTS: 1 CIVIL DISTRICT(S): 13  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 96 - 2010 APPLICANT: Crabbe Construction  
REQUEST: Replat Approval of REPLAT OF FARMINGTON SECTION 3, LOTS 239 & 240  
LOCATION: North and east of the intersection of Browning Way and Retriever Court  
MAP: 0390 PARCEL(S): B 045.00 and 045.00 ACREAGE: .74  
# OF LOTS: 2 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 97 - 2010 APPLICANT: Stones Manor, LLC  
REQUEST: Replat Approval of REPLAT OF STONES MANOR SECTION 2 LOTS 87-88  
LOCATION: Intersection of Collins View Way and Battle Creek Trail  
MAP: 058A PARCEL(S): A 024.00 and 023.00 ACREAGE: .956  
# OF LOTS: 2 CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 98 - 2010 APPLICANT: Glenn Foust  
REQUEST: Replat Approval of REPLAT OF SANGO COMMONS SECTION I  
LOTS 17 & 18 (CLUSTER)  
LOCATION: Located south of Sango Road, west of Durham Road, south of and adjacent to Richards Drive  
MAP: 086A PARCEL(S): C 017.00 and 018.00 ACREAGE: .71  
# OF LOTS: 2 CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 99 - 2010 APPLICANT: Mark Hutson  
REQUEST: Minor Approval of MARK HUTSON PROPERTY CUMBERLAND  
DRIVE, LOT 1  
LOCATION: South and west of the intersection of Cumberland Drive and Beverly Hills  
MAP: 079G PARCEL(S): A 019.00 (portion) ACREAGE: 2.29  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 1 - 2011 APPLICANT: Gateway Baptist Church  
REQUEST: Replat Approval of REPLAT OF A REPLAT OF CLARKSVILLE  
BUSINESS PARK, LOTS 7 & 8  
LOCATION: Near the intersection of Business Park Drive and Corporate Drive  
MAP: 056A PARCEL(S): A 007.00 ACREAGE: .604  
# OF LOTS: 2 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Ms. Larson explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let her know at this time.

Mr. Parker read the cases and asked for endorsement for cases MP-94-2010, MP-96-2010, MP-97-2010, MP-98-2010, MP-99-2010 and MP-1-2011.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -1 -2011 APPLICANT: DAVID ALDRIDGE  
Agent: Dbs & Associates Engineering

DEVELOPMENT: MUDDY RIVER APARTMENTS  
PROPOSED USE: MULTI FAMILY - 7 UNITS  
LOCATION: 720 ROBB AVENUE  
MAP: 055-O-D-20.00 ACREAGE: 0.33  
CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** 1. Approval from the Fire Department.

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CASE NUMBER: SR -2 -2011 APPLICANT: ERIC HUNEYCUTT  
Agent: Dbs & Associates Engineering

DEVELOPMENT: HUNEYCUTT APARTMENTS  
PROPOSED USE: MULTI FAMILY - 8 UNITS  
LOCATION: 734 ROBB AVENUE  
MAP: 055-O-D-17, 18, 44.00 ACREAGE: 0.53  
CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** 1. Approval from the Fire Department.  
2. Minor plat completed.

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CASE NUMBER: SR -3 -2011 APPLICANT: PERRY ENGINEERING, LLC  
Agent: Jason Morelock

DEVELOPMENT: MORRIS ROAD COMMERCIAL  
PROPOSED USE: RETAIL/OFFICE  
LOCATION: 116 MORRIS ROAD  
MAP: 032-L-A-005.00 ACREAGE: 0.63  
CIVIL DIST.: 6

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.

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**V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):**

CASE NUMBER: AB -1 -2011 APPLICANT: L.W. & JUDY HARRIS ANNIE PEDIGO

DEVELOPMENT: HARRIS AND PEDIGO ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF CROSSLAND AVENUE AND SOUTH OF MADISON STREET

MAP: 065-P-J, SOUTH OF PARCELS ACREAGE: 0.50 +/-

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS: Ms. Larson stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let her know at this time.

Ms. Russell read the cases and gave the staff recommendations.

There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

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## **VI. PLANNING DIRECTOR'S REPORT:**

A. BUDGET REPORT: Mr. Riggins stated that budget information was distributed in the commissioner's packets and asked for their approval. Mr. Grant moved to recommend approval. The motion was seconded by Mr. Harrison and carried unanimously.

B. AUDIT REPORT AND CONTRACT FOR FUTURE YEARS: Mr. Riggins explained that an audit was completed by Stone, Rudolph and Henry CPA and distributed a summary. Mr. Riggins explained the audit findings and asked for approval of a five year contract extension with Stone, Rudolph and Henry. There being no more discussion, Mr. Laida moved for approval for a five year extension. The motion was seconded by Mr. Harrison and was approved unanimously.

C. SUBDIVISION REGULATIONS REWRITE PERMISSION TO PROCEED AND COMMITTEE APPOINTEES: Mr. Riggins stated that the staff is beginning a rewrite of the subdivision regulations and distributed names of people he would like to have on the committee. Mr. Riggins asked for the commissioners approval to begin the process. There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

D. RPC BOARD APPOINTMENT: REGIONAL HISTORIC ZONING COMMISSION (CO) - REPLACE RICKY THOMAS: Mr. Riggins explained that with Mr. Thomas resigning from the Planning Commission that leaves an opening on the Regional Planning Commission Historic Commission for an appointee from the Planning Commission. Mr. Robert Nicols volunteered for the appointment.

E. ELECTION OF CHAIRMAN AND VICE CHAIRMAN: Ms. Larson opened the nominations for Chair. Mr. Grant moved to nominate Mike Harrison for Chair. The motion was seconded by Mr. Grubbs and carried unanimously. Mr. Grant then made a nomination for Ms. Larson for vice chair. The motion was seconded by Mr. Powers and carried unanimously.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 2:45 p.m.

**ATTEST:**

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**GARY NORRIS, CHAIR**